

Monument House

Wychnor, Burton-on-Trent, DE13 8BY

John
German





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£950,000

NO UPWARD CHAIN



Immaculately presented barn conversion seamlessly blending character features with modern fittings. Set within picturesque English Heritage land, Monument House is an impressive, detached 17th Century barn benefitting from four bedrooms, countryside views and ample parking.

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Monument House was superbly converted in 2005 and offers generously proportioned living accommodation and impressive vaulted ceilings, showcasing a wealth of exposed brickwork and beams. The barn benefits from an eco-friendly air source heat pump and internal insulation.

The property is conveniently situated with excellent links to the A38, putting the nearby city of Lichfield and the town of Burton-on-Trent in easy reach, plus the neighbouring villages of Barton under Needwood and Alrewas. Wychnor enjoys a rural setting of farmland, woodland and countryside. The Wychnor Golf and Country Club hosts a bar and restaurant, golf course and gym.

The entrance door opens into the reception hall which features tiled flooring, a cloakroom and guest WC.

Just off the entrance hall is a study and a generously sized, open plan style lounge/dining area with exposed brick and beams, plus French doors leading out to the patio area.

The breakfast kitchen is fitted with modern shaker units, integrated fridge/freezer and dishwasher and an electric AGA range oven with six burner gas hob. Views of the surrounding countryside can be enjoyed through the French doors, which open to the patio.

From the kitchen, a door leads through to a modern laundry room with a separate utility room off, which in turn leads to a gym/playroom/office.

To the first floor, the carpeted landing gives access to four bedrooms and the family bathroom.

The master bedroom boasts not only a modern fitted en-suite but also a superb walk-in wardrobe space, with vaulted ceilings and beams throughout.

Bedroom two has built-in wardrobe space and an en-suite.

The modern family bathroom has a good size walk-in shower and a characterful hatch window.

The fourth bedroom also benefits from fitted wardrobes.

Monument House also benefits from a characterful mezzanine space. This could be used as an office or alternatively as an additional bedroom or gaming room.

Outside, there is a detached garage with wood store, and ample parking set beyond the private gated entrance. Landscaped gardens wrap around the property and enjoy a stunning outlook over English Heritage protected land.

An extra paddock of approximately just under 4.5 acres is available for by separate negotiation (see Promap for reference).

Agents notes: The gas for the hob is bottled gas.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Treatment plant

Heating: Air source heat pump (2 years old)

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eastsaffsbcc.gov.uk

Our Ref: JGA/04082025

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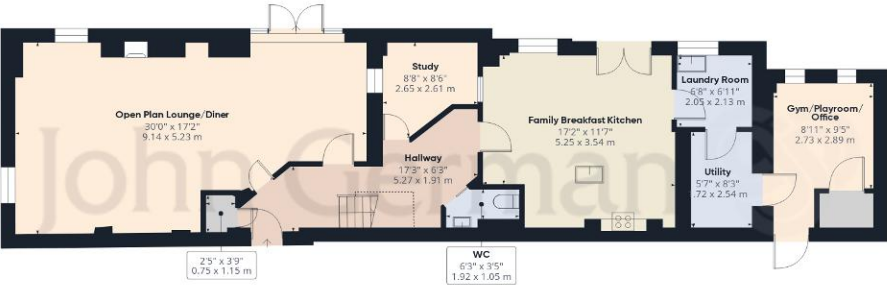


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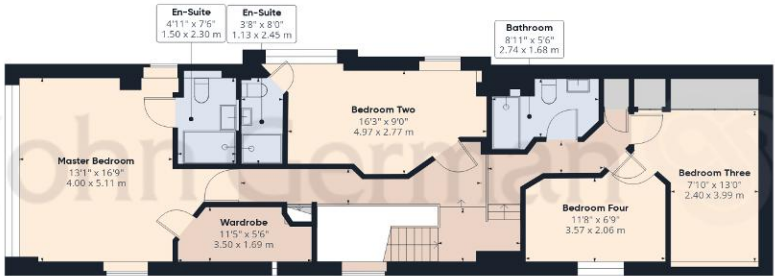


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Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

2275 ft²

211.4 m²

Reduced headroom

130 ft²

12.1 m²

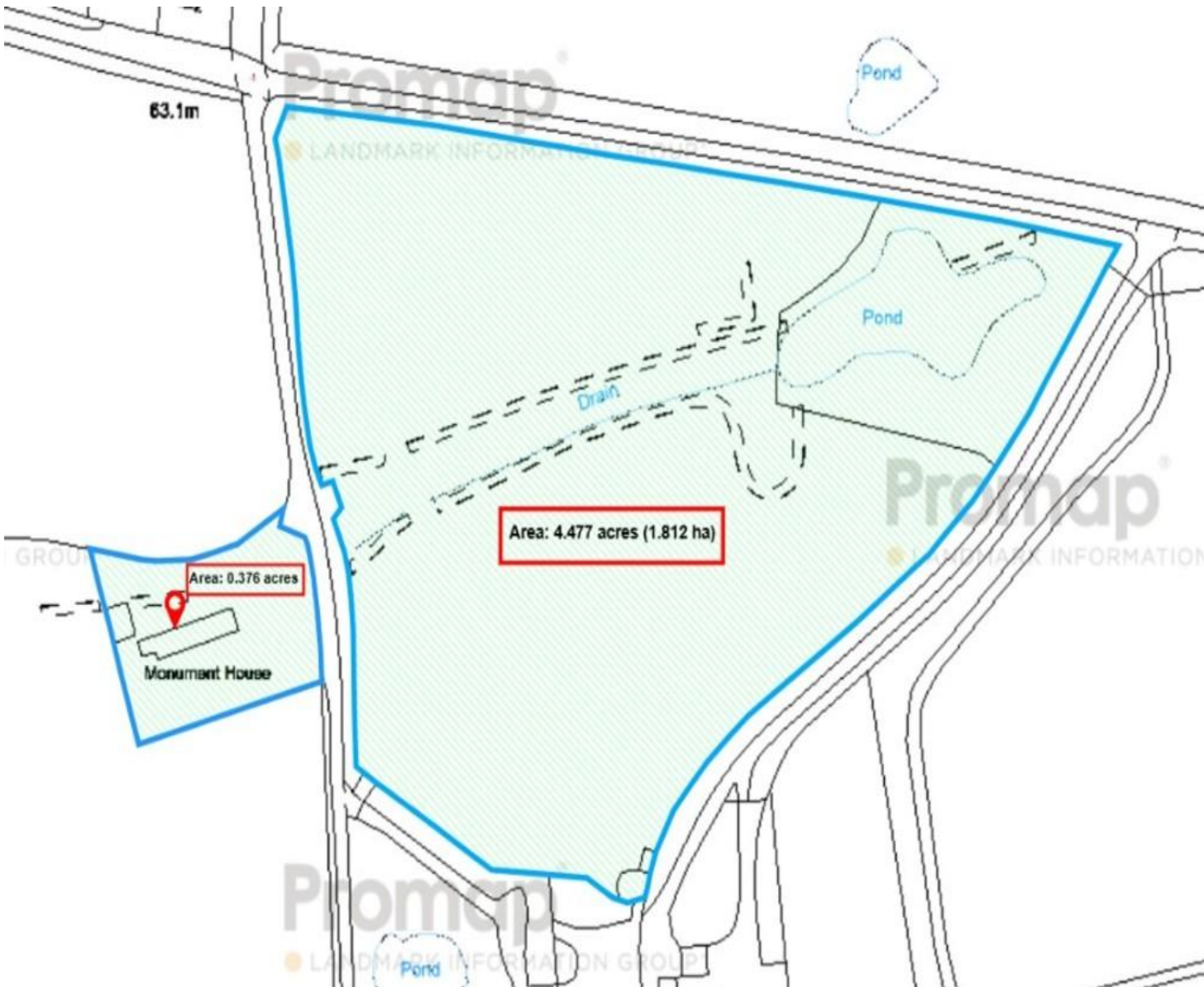
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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